

This instrument was prepared by:
(Name) W. Alan Summers

(Address) 1275 Center Point Road
Birmingham, Alabama 35215

WARRANTY DEED-

Send Tax Notice To: Theresa R. Kunard
name
1106 Hillsboro Lane
address
Helena, AL 35080

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Donald Taylor and wife, Sandra S. Taylor

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Theresa R. Kunard

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama,
to-wit:

Lot 7-A, in Block 3, according to a Resurvey of Lots 7 through 12, of
Block 3, of a Resurvey of Breckenridge Park, as recorded in Map Book 11,
page 6, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, reservations and restrictions of record.

Subject to taxes for the current tax year.

\$64,928.00 of the purchase price recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

Inst # 1996-21291

07/02/1996-21291
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCB 9.00

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal (s), this 26th
day of June, 19 96

(Seal)

(Seal)

(Seal)

x Donald Taylor (Seal)
Donald Taylor
x Sandra S. Taylor (Seal)
Sandra S. Taylor

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, William Alan Summers, a Notary Public in and for the said County, in said State, hereby certify that
Donald Taylor and wife, Sandra S. Taylor
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 26th day of June, A.D. 19 96

William Alan Summers Notary Public